



EDLIN & JARVIS  
ESTATE AGENTS



45 Hunters Road  
Fernwood, Newark, NG24 3WB

£95,000



## 45 Hunters Road

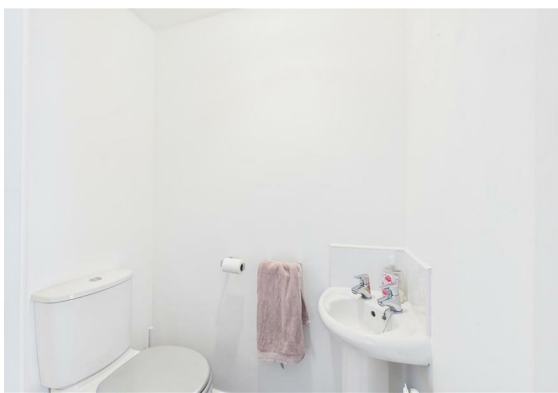
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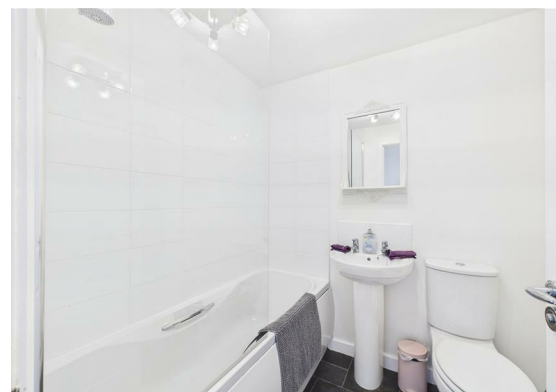
\*\*\*50% SHARED OWNERSHIP\*\*\* This two double bedroom semi detached property is a good opportunity to get on the property ladder. The accommodation comprises of an entrance hall, downstairs WC, kitchen, lounge diner with French doors to the garden, two double bedrooms and a family bathroom. Outside to the rear the garden is enclosed and is mainly laid to lawn with a paved seating area, a garden shed and an access gate leading to the side. The property benefits from gas central heating, an allocated parking space and UPVC double glazing.

This property is located within the village of Fernwood where you will find many amenities to include a village shop, a gym, a primary school, a vets, children's play parks, tennis courts, The Brews Brothers pub and coffee house and a community centre. Fernwood is a favourite for commuters with its great transport links to include easy access to the A1, A46 & A52. Newark Town centre is less than 3 miles away and Newark Northgate Train Station is approximately 4 miles where you can catch the East Coast train line to London Kings Cross in 1 hour 15 minutes.

Please note:

This property is available through a Shared Ownership Scheme where you can purchase 50% ownership through Nottingham Community Housing Association (NCHA). The monthly rent amount is £214.67 and service charge is currently approximately £36.36 per month and there is approximately 111 years remaining on the lease. An application process through NCHA will need to be followed for potential buyers that are keen to offer.





**Entrance Hall**

**Kitchen**

9'9 x 7'5 (2.97m x 2.26m)

**Lounge Diner**

14'2 x 13'7 (4.32m x 4.14m)

**WC**

4'10 x 2'9 (1.47m x 0.84m)

**Landing**

**Bedroom One**

13'7 x 9'3 (4.14m x 2.82m)

**Bedroom Two**

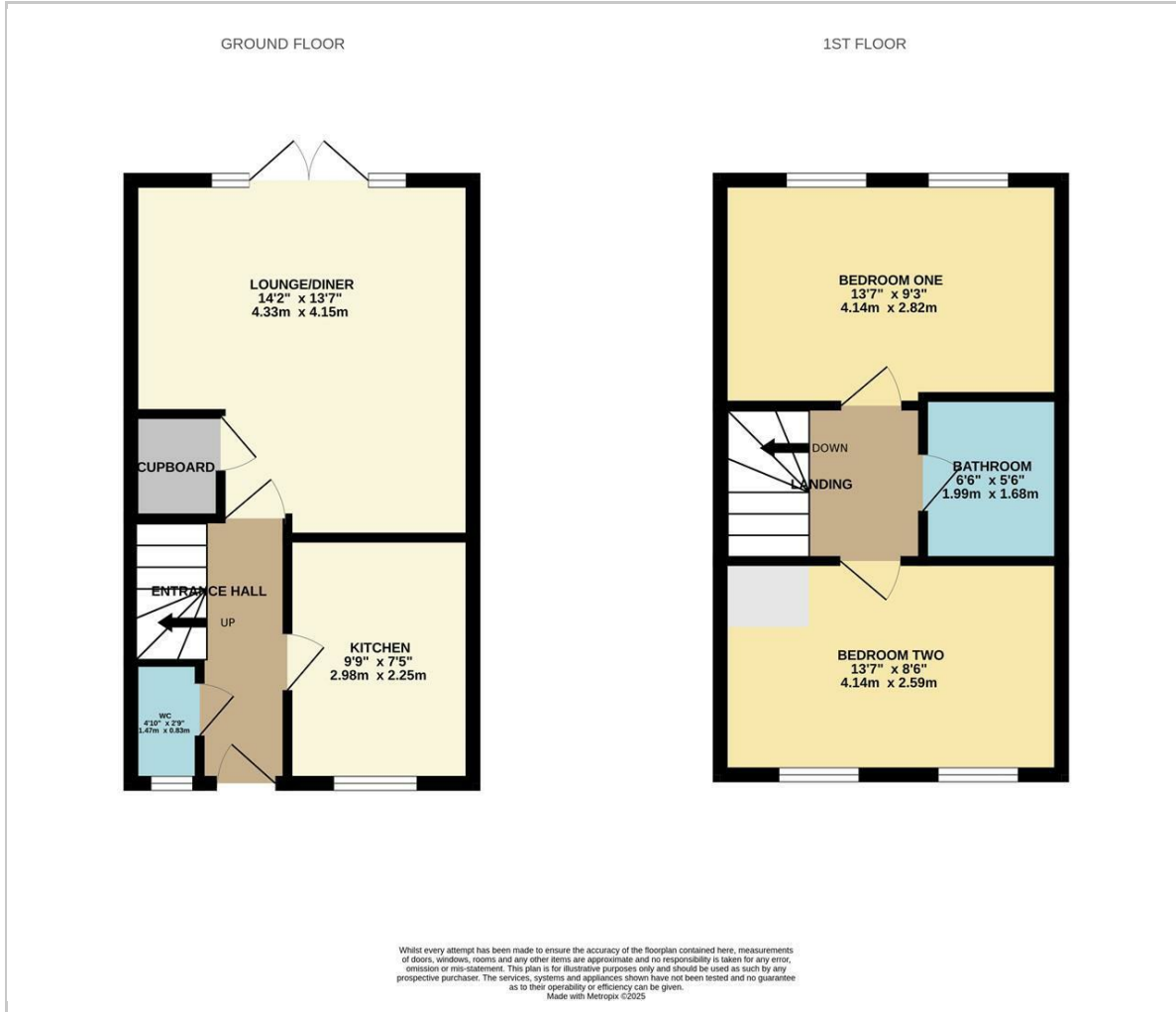
13'7 x 8'6 (4.14m x 2.59m)

**Bathroom**

6'6 x 5'6 (1.98m x 1.68m)



## Floor Plan



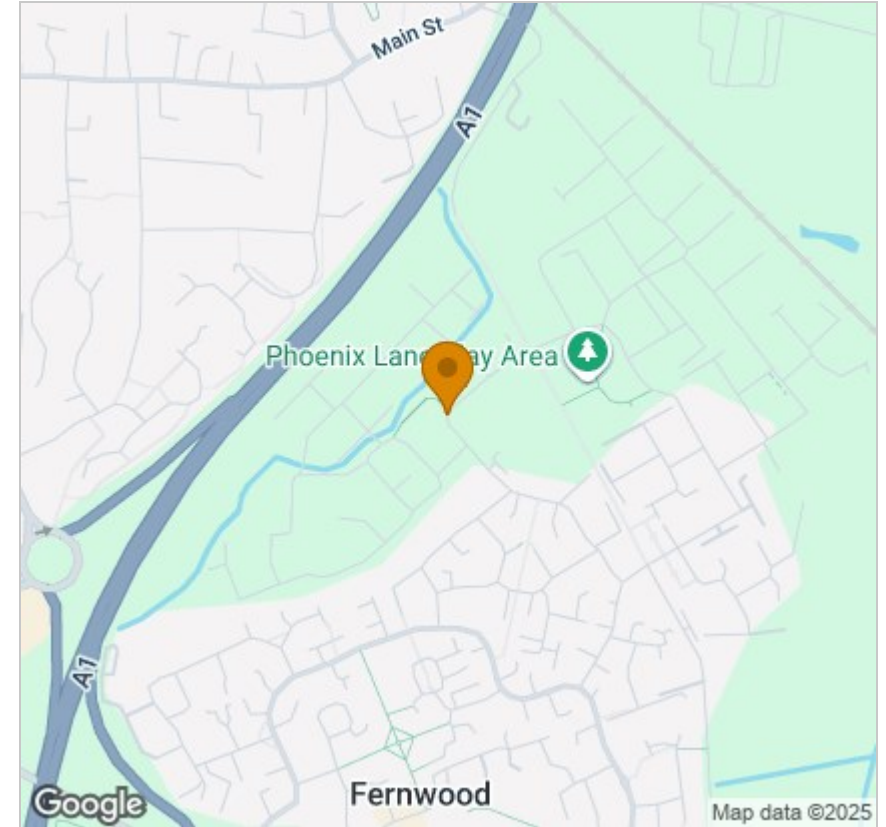
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

